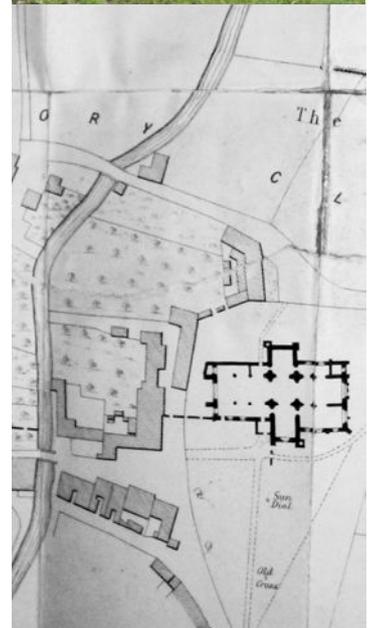


# PRIORY GARDENS, PRIEST LANE, CARTMEL, CUMBRIA

## Archaeological Desk-Based Assessment



Client: Stephen Roe

NGR: 337909 478839

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## Non-Technical Summary

Following discussions between the client and English Heritage, Greenlane Archaeology was commissioned to carry out an archaeological desk-based assessment ahead of a proposed programme of alterations to an area of land known as Priory Gardens, at Priest Lane, Cartmel. This was to identify any known archaeological remains and assess the potential for as yet unknown archaeological remains to be present within the area. The assessment was carried out by Greenlane Archaeology in March and April 2012.

The site is close to the priory church of Cartmel and forms part of the wider Scheduled Monument area associated with the Priory. The Priory was established in the late 12<sup>th</sup> century and medieval building remains thought to relate to the Priory, as well as evidence for late post-medieval and modern usage of the site, were partially excavated in 1998. Although the chances of encountering undisturbed archaeological deposits within the areas targeted by this earlier work are greatly diminished, it is very likely that the rest of the site will contain artefacts and features covering a variety of periods, chiefly from the medieval period onwards. As part of a Scheduled Monument, which comprises several open areas in Cartmel thought to relate to the medieval priory, Priory Gardens contains archaeological remains of national importance. The summerhouse in the north corner is also a Grade II Listed building and therefore also of at least regional importance.

Few excavations have been carried out within the confines of priory precincts and since medieval remains are known to be present on the site, further archaeological work is recommended, specifically monitoring of any work that will affect below-ground remains. The requirement for this work depends, of course, upon the nature and extent of the proposed alterations to the site.

## Acknowledgements

Greenlane Archaeology would like to thank Stephen Roe for commissioning the project and for providing information about the site. Additional thanks are due to Jo Macintosh, Historic Environment Record (HER) Officer at Cumbria County Council, for help with accessing information held in the HER, and the staff of the Cumbria Record Offices in Kendal and Barrow-in-Furness for their assistance. Thanks are also due to John Coward Architects, in particular Mike Darwell, for providing plans of the site and background information.

The project was managed by Dan Elsworth who carried out the data collection and co-wrote the report with Tom Mace. The illustrations were produced by Tom Mace and the report was edited by Jo Dawson.

# 1. Introduction

## 1.1 Circumstances of the Project

1.1.1 Following discussions between the client and English Heritage, Greenlane Archaeology was commissioned to carry out an archaeological desk-based assessment ahead of a proposed programme of alterations to an area of land known as Priory Gardens, at Priest Lane, Cartmel (NGR 337909 478839). This was intended to establish at an early stage the archaeological significance and potential of the site.

## 1.2 Location, Geology, and Topography

1.2.1 The site is located to the north side of the village of Cartmel c25m north-west of the Priory (Figure 1). The Priory, which is visually prominent in the landscape, formed the hub around which Cartmel developed and the village, which is described as 'exceptional' and 'largely unspoilt', is now protected by Conservation Area status (Countryside Commission 1998, 73). Cartmel is situated approximately 3.5km north-west of Grange-over-Sands to the south of the South Cumbria Low Fells on the northern side of Morecambe Bay (Countryside Commission 1998, 69; Ordnance Survey 2008).

1.2.2 Cartmel is situated on the junction of a complex series of solid geology comprising Bannisdale Slates of Silurian age and carboniferous limestone, covered by thick glacial debris, including deposits of cobbles, pebbles and sandy material (Mitchell 1990, 43; Moseley 1978, plate 1). The site is located to the east of the River Eea and gently undulates between approximately 18 and 21m above sea level (Ordnance Survey 2008); the underlying solid geology in the catchment area to the west of the River is mainly slate, but to the east the deposits are mostly limestone, and deposits of alluvium (soft peaty and clayey soils) are likely to be present closer to the River (Mitchell 1990, figure 2; 1992, figure 1). The River itself was doubtless an important influence on the sourcing of construction material in the area most notably that used in the construction of the Priory (Mitchell 1992, 72-73).

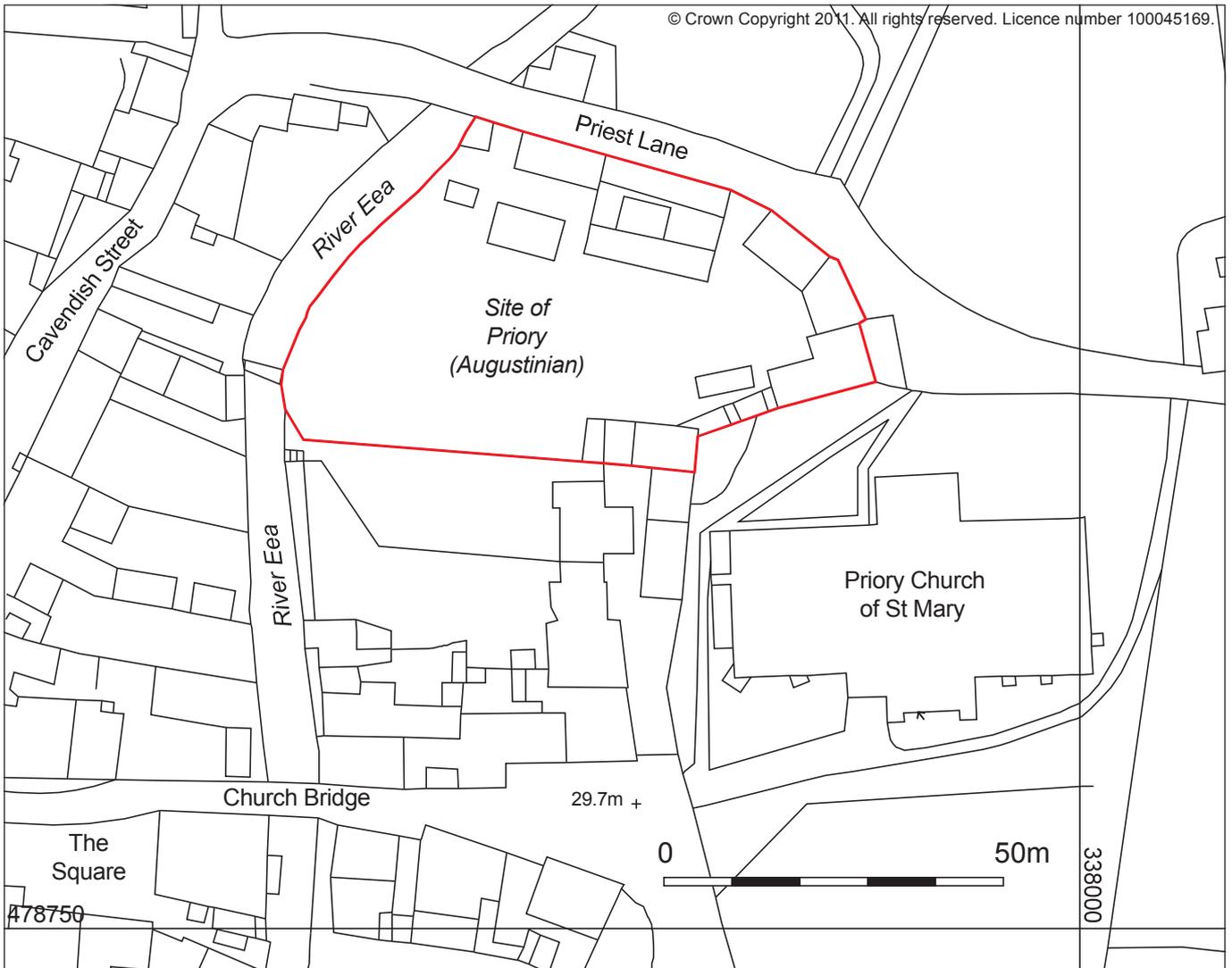
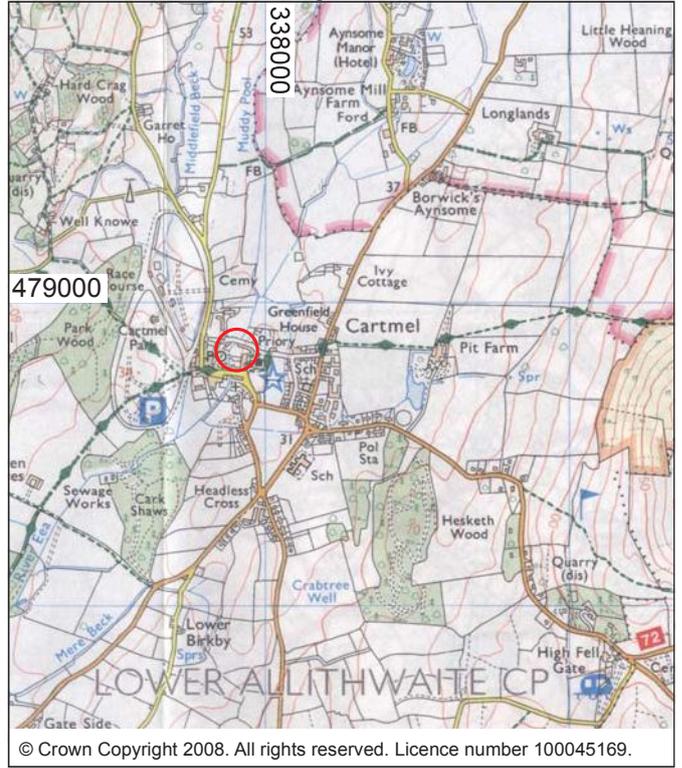
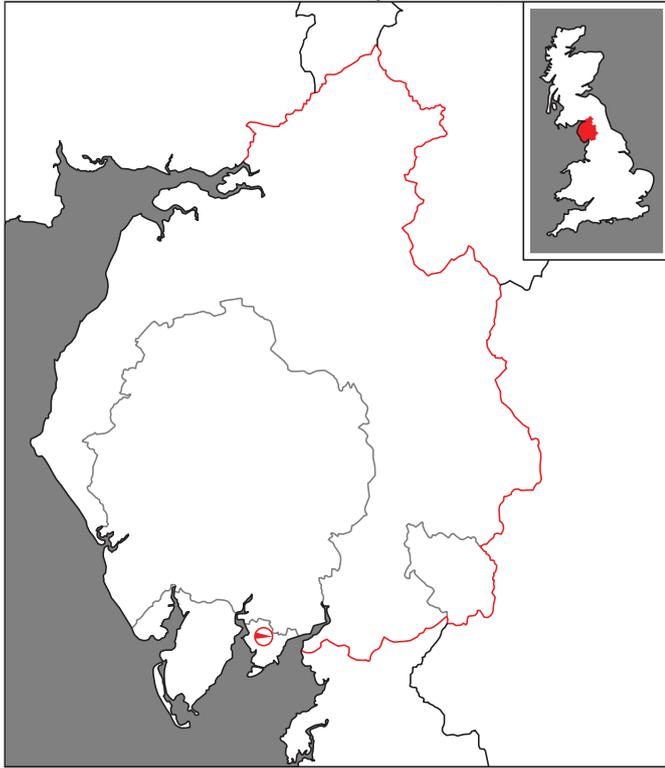


Figure 1: Site location

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## 2. Methodology

### 2.1 Desk-Based Assessment

2.1.1 The desk-based assessment was carried out in accordance with the guidelines of the Institute for Archaeologists (IfA 2008a). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the desk-based assessment:

- **Cumbria County Council Historic Environment Record (HER):** this is a list of all the known sites of archaeological interest within the county, which is maintained by Cumbria County Council and is the primary source of information for an investigation of this kind. Details of all the known sites of archaeological interest and previous pieces of archaeological work carried out within 150m of the centre of the proposed development area (the 'study area') were examined (see *Appendix 1*; Figure 2). Each identified site comes with a grid reference, description, and source, and any additional information which was referenced was also examined as necessary. In addition, unpublished reports of archaeological investigations in the vicinity of the site were examined as well as aerial photographs;
- **Cumbria County Record Office, Barrow-in-Furness (CRO(B)):** this was visited principally in order to examine early maps and plans of the site, but other documentary sources and published records, including local and regional histories and directories, were also consulted in order to gather information pertinent to the site;
- **Cumbria County Record Office, Kendal (CRO(K)):** this was visited in order to examine the archive for the previous pieces of archaeological work carried out on the site in 1998;
- **Greenlane Archaeology Library:** additional secondary sources were also consulted to provide information for the site background;
- **Deeds:** information contained in the deeds was provided by the client.

### 2.2 Site Visit

2.2.1 A brief site visit was carried out while undertaking other work in the village. This was intended to assess the current condition of the site, the presence and extent of standing buildings, the likely impact of any structures on site on any below ground remains of archaeological interest, and any constraints to subsequent archaeological work on the site.

### 2.3 Archive

2.3.1 A comprehensive archive of the project has been produced in accordance with the project design, and current IfA and English Heritage guidelines (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Barrow-in-Furness at a suitable time on completion of the project, on agreement with the client. Three copies of this report will be provided for the client, a digital copy for the client's agent, and a copy will be retained by Greenlane Archaeology. In addition, at a suitable time a digital copy will be provided to the Historic Environment Record Officer at Cumbria County Council, and a record of the project will be made on the OASIS scheme, on agreement with the client.

## 3. Results

### 3.1 Introduction

3.1.1 The desk-based assessment compiles a general history of the site and the historic landscape that makes up the study area as well as identifying specific sites and areas of archaeological interest that are likely to be affected by the proposal. The significance of each of these sites and the degree to which they are likely to be affected is considered in *Section 4* and this forms the basis for recommendations for further work.

3.1.2 The background history of the site is intended to cover all periods, in part to provide information that can be used to assess the potential of the site (particularly for the presence of remains that are otherwise not recorded in the study area), but more importantly to present the documented details of any sites that are known. Evidence for activity from the medieval and post-medieval period is particularly plentiful within the study area, however, in order to place the proposed development site in its historical and archaeological context information from further afield has been taken into consideration, particularly for the prehistoric period.

3.1.3 The results section is broken into five sections. A map and image regression discussing the way in which the site has developed based on information as shown in illustrations, a general site history incorporating information from the HER and covering all periods, a discussion of previous archaeological work carried out on the site and within its environs, and a discussion of the site visit.

### 3.2 Map and Image Regression

3.2.1 **Introduction:** while earlier maps of the area are available, these typically do not show enough detail to be of use in examining the development of the site. There is also no tithe map for Cartmel – the land was presumably not subject to tithe as it belonged to Cartmel Priory; this would typically be the earliest detailed map and provides information about the land owners and occupiers. As a result, the earliest useful maps of the area only date from the mid-19<sup>th</sup> century, and only they and later maps are referred to in the map regression.

3.2.2 **Ordnance Survey, 1851:** the site is located to the north-west of the priory church and east of the River Eea, which runs north-east/south-west through the centre of the village. The open area to the north side of the site (along Priest Lane) is divided from the south side, which is mostly covered in trees. The site has been built over along the south-east side as well as along the east side of Priest Lane (to the north), but the rest of the site is undeveloped.

3.2.3 **Ffoliot's map, 1854:** this map shows the divisions between the buildings along the east side of the site in a similar arrangement to the earlier Ordnance Survey mapping. A small square building is shown in the north-west corner of the site adjacent to the River and other small structures might have been added. The boundary which separates the northern strip of land along Priest Lane from the more wooded area to the south is still apparent. The fields to the north-east of the site are marked as the 'The Infirmary'.



Plate 1 (left): Extract from the Ordnance Survey map of 1851

Plate 2 (right): Extract from Ffoliot's plan of 1854

3.2.4 **Ordnance Survey, 1890:** the open area along the north side of the site has been subdivided laterally and a large rectangular structure has been built on the south side of the eastern block. The arrangement of the rest of the site is largely unchanged and the former site of the Priory is marked.

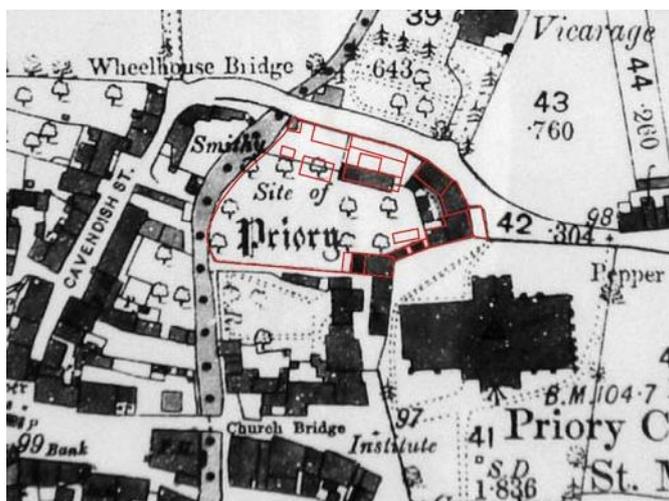


Plate 3: Extract from the Ordnance Survey map of 1890

3.2.5 **Ordnance Survey, 1913:** the layout of buildings along the east side of the site has not changed. Another part of the area covered in trees has been subdivided behind these structures to the east and a structure has been added to the north of the site, fronting onto Priest Lane. The large rectangular building to the south of this, which is first shown on the 1890 Ordnance Survey mapping, is shown as subdivided into four sections.

3.2.6 **Ordnance Survey, 1933:** the arrangement of buildings on the site remains largely the same, although some of the smaller structures have been removed, but the boundaries are no longer shown and the area is not shown as covered in trees. Two of the previously existing structures are now filled with a crosshatched pattern, which indicates they were glass structures (i.e. greenhouses), and part of the rectangular block towards the centre of the site is also shown as being made from glass. This edition shows the boundaries and assessment numbers allocated by the c1910 land valuation made by the commissioners of the Inland Revenue. From the valuation records it is apparent that this area counted as part of the parish of Upper Holker, although it had been labelled Lower Allithwaite on earlier editions of the Ordnance Survey mapping. This map has been marked with reference numbers corresponding to the 1910 rating valuation (CRO(B) BT/IR/1/2 1910), in this case 96 and 93. The reference book states

that these are both owned by James Peddar. 93 is also occupied by James Peddar and described as 'Buildings &c' while 96 is occupied by Mr J Tatham and described as house and orchard.

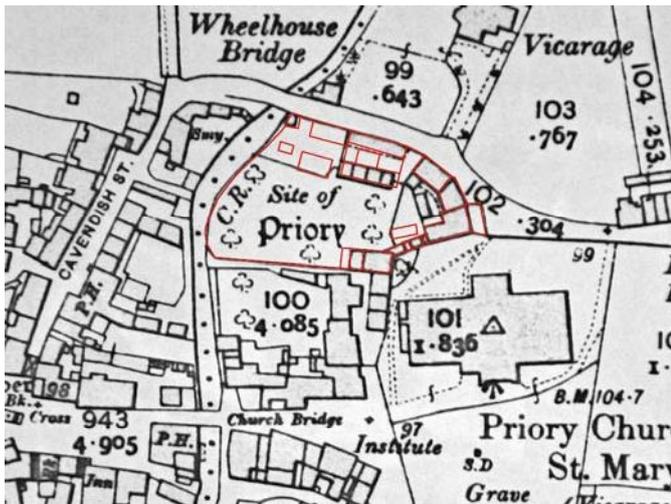


Plate 4 (left): Extract from the Ordnance Survey map of 1913



Plate 5 (right): Extract from the Ordnance Survey map of 1933

3.2.7 **Aerial photograph, 1970:** this photograph, apparently taken in 1970 (Cambridge University 1970), shows the arrangement of buildings along the east side of the site (to the north of the Priory) and two rows of greenhouses to the south side of Priest Lane (Plate 6). At this time the greenhouses appear to be glazed along their length and the greenhouse or houses to the north extend almost the full length of Priest Lane along this side of the site. The footings of these greenhouses correspond well with the most recent survey of the site wherein they appear as low standing garden walls (Figure 3). The same photograph is reproduced by Dickinson (1991, 8), who states, presumably on the basis of this photograph, that 'a large hall with twin aisles and an open area at one end' that was part of the monastic infirmary together with a broad boundary ditch is visible in 'Farmery Field' (*op cit*, 109). This is presumably a reference to what appear to be a group of pale and dark crop marks in the open field to the north of the priory church, although it is difficult to distinguish the level of detail that Dickinson describes.



Plate 6: Aerial photograph, 1970 (north is to the top left)

3.2.8 **Aerial photographs, 1989:** there are two aerial photographs taken 1989 (Plate 7 and Plate 8; CCC 1989a). They are very dark but some detail is discernable: the northern row of greenhouses has at

least been partially removed and the glazing has been removed on the eastern one on the southern row leaving the footings.

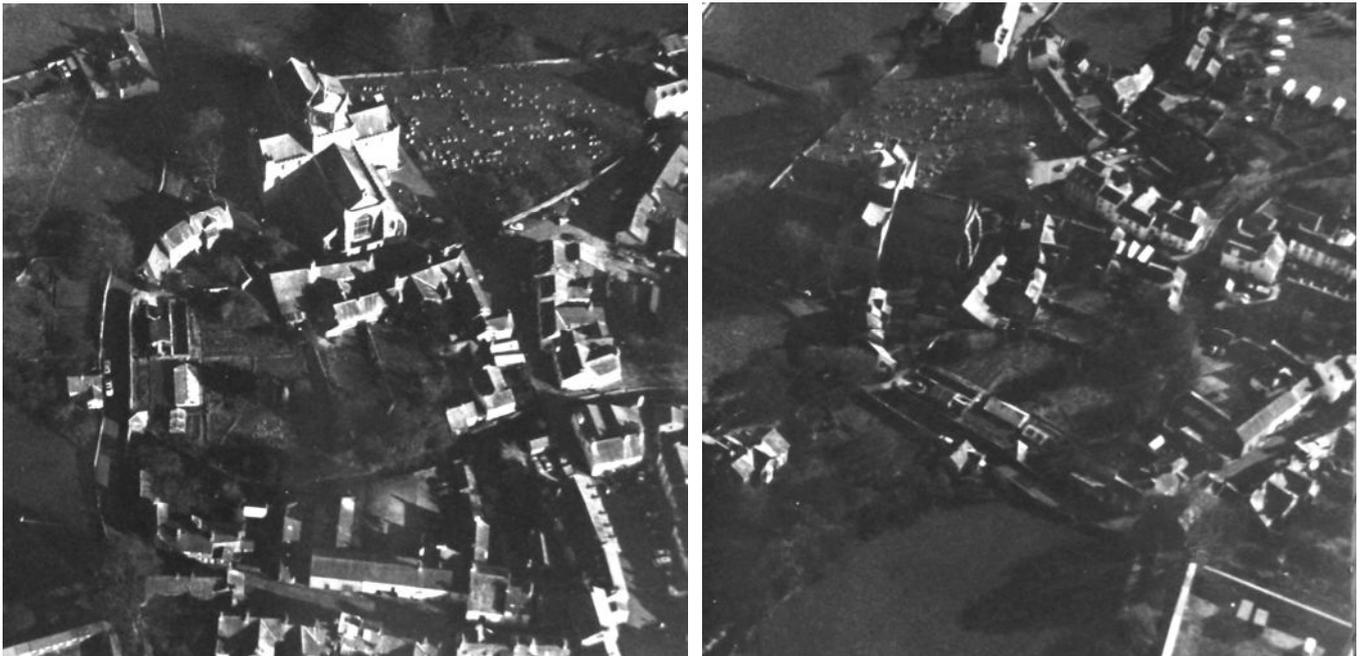


Plate 7 (left): Aerial photograph, 1989 (north is to the left)

Plate 8 (right): Aerial photograph, 1989 (north is to the bottom)

### 3.3 Site History

3.3.1 **Prehistoric Period (c11,000 BC – 1<sup>st</sup> century AD):** while there is some limited evidence for activity in the county in the period immediately following the last Ice Age, this is typically found in the southernmost part on the north side of Morecambe Bay. Excavations of a small number of cave sites have found artefacts of Late Upper Palaeolithic type and the remains of animal species common at the time but now extinct in this country (Young 2002). The county was also clearly inhabited during the following period, the Mesolithic (c8,000 – 4,000 BC), as large numbers of artefacts of this date have been discovered during field walking and eroding from sand dunes along the coast, but these are typically concentrated in the west coast area and on the uplands around the Eden Valley (Cherry and Cherry 2002). Slightly closer to the site, however, a large number of finds of this date were discovered during excavations carried out in the 1970s in the park belonging to Levens Hall, and, although largely ignored at the time, they were subsequently published (Cherry and Cherry 2000). In addition, a small amount of Mesolithic material has been found at the north end of Windermere during excavations on the Roman fort site (see for example Finlayson 2004). These discoveries, particularly that at Levens, demonstrate that further remains of similar date are likely to exist in the local area, and conforms with the notion that river valleys, lakesides, and coastal areas are a common place for such remains to be discovered (Middleton *et al* 1995, 202; Hodgkinson *et al* 2000, 151-152).

3.3.2 In the following period, the Neolithic (c4,000 – 2,500 BC), large scale monuments such as burial mounds and stone circles begin to appear in the region and one of the most recognisable tool types of this period, the polished stone axe, is found in large numbers across the county, having been manufactured at Langdale (Hodgson and Brennand 2006, 45). During the Bronze Age (c2,500 – 600 BC) monuments, particularly those thought to be ceremonial in nature, become more common still, and it is likely that settlement sites thought to belong to the Iron Age have their origins in this period. These are not well represented in the area around the site, although an enclosure on Hoad hill near Ulverston perhaps has its origins in this period (Elsworth 2005), as might another one at Skelmore Heads near Urswick, although this was also associated with evidence for activity in the Neolithic (Powell 1963). Stray finds of Bronze Age date are found throughout the county, although none are recorded within the study area. Sites that can be specifically dated to the Iron Age (c600 BC – 1<sup>st</sup> century AD) are very rare; the

enclosures at Ulverston and Urswick may represent hillforts, a typical site of this period, but they have not been dated. Closer to the site, immediately to the east of Cartmel on Hampsfell, a group of over 50 structures identified as hut circles was reported in the late 19<sup>th</sup> century (Rigge 1885); no further details relating to these are known but it is possible that they represent the remains of a later prehistoric settlement or even a hillfort. At Levens, burials radiocarbon dated to the Iron Age have been discovered (OA North 2004), but these remain a rarity both regionally and nationally.

3.3.3 A stone axe hammer was found in Cartmel before 1909 at an unknown location (the HER point is approximately 190m to the west-south-west of the site, which is outside the study area). This is perhaps the same as one said to be at Aynsome, although the find spot of this was also not known (Rigge 1885, 266).

3.3.4 **Romano-British to Early Medieval Period: (1<sup>st</sup> century AD – 11<sup>th</sup> century AD):** late 18<sup>th</sup> and 19<sup>th</sup> century antiquarians considered a Roman military presence in the Furness area, which, by extension included the Cartmel peninsula, beyond question, but by the 20<sup>th</sup> century there was a complete reversal of opinion (summarised in Elsworth 2007, 31-37). It is evident that in this part of the country, initially at least, the Roman invasion had a minimal impact on the native population in rural areas (Philpott 2006, 73-74), but ultimately the evidence suggests a strong Roman influence or “background” presence throughout the Roman period, which doubtless would have been attractive for its rich iron reserves (Shotter 1995, 74; Elsworth 2007, 37, 41-43). Traditionally, a Roman camp is thought to have been located across the River Eea less than 70m from the current site in an area known as ‘Castle Meadows’ (Stockdale 1872, 253; gazetteer Site Number 5, although Castle Meadows is marked some distance to the north on the Ordnance Survey map of 1851, see below), although the HER records that at the present time there is scant evidence to support this theory. That said, Stockdale recalls having the suspected *agger* [cambered embankment of a Roman road] of this *castellum* [small fort] pointed out to him by an acquaintance (Stockdale 1872, 253). The site was held to stretch along the side of the River, “*It was then not very traceable, but he said it had been levelled down and much of it taken away*” (*ibid.*). Elsewhere, in Stockdale’s unpublished manuscript notes, it is recalled that an ‘*oblong (parallelogram) mound in the meadows at Cartmel called Castle Meadows exactly in the shape of a Roman Camp – [was] destroyed partly by the encroachment of [the] River – the formation of the present road and chiefly [sic] by Mr Fell when he was building his house [at Fairfield] and improving his meadow*’ (CRO(B) DDHJ 4/2/1/8 1860s-1872). Unfortunately, the location of “Castle Meadows” is now slightly ambiguous; the extent of the Scheduled Monument area would suggest that the fort lay to the west of the River (gazetteer Site Number 7a), which corresponds with Stockdale’s recollection, whereas Mitchell identifies the field north of the east end of the Priory wall to The Beck as Castle Meadows (the field north of gazetteer Site Number 6; see Figure 2; Mitchell 1990, figure 1). The issue is clouded somewhat by Stockdale who implies that both fields may have been called “Castle Meadows” (Stockdale 1872, 253), while the first edition of the Ordnance Survey labels a large general area much further to the north as ‘Castle Meadows’ (Ordnance 1851a). A later account states that Castle Meadows was “a field on the right hand side of the road which goes up to Green Bank from Cartmel” (Women’s Institute Cartmel Branch 1928, 2). Intriguingly this field is said to have been where the bells for the priory were cast; local legend has it that the people of Cartmel put their gold and silver into the melting pot for it (*ibid.*) but this is unlikely given that church bells were typically made from copper alloy (77% copper and 23% tin; Jennings 1992, 12). It is conceivable, therefore, that this story has come about through the confusion of a local legend about where the bells were cast, with stories of coins found in the area, but it is impossible to be certain of this.

3.3.5 A coin of Constantine I, Roman Emperor from AD 306-337, was found in Cartmel, but the exact location is unknown; a general location for the find spot is recorded on the HER (gazetteer Site Number 4). The HER lists it as a silver coin but both references describe it as copper alloy, such as bronze (Shotter 1986, 257; 1989, 43). Various other Roman coins, including three hoards, have been found in or around Cartmel dating from the first to the fourth centuries AD (Shotter 1989) and may point to the contemporary importance of the south Cumbrian coast and its integration into the economics of the Roman north-west, with links to other Roman centres such as Lancaster and Ravenglass (Shotter 1995). Further Roman sites may yet be discovered in the areas of Barrow and Cartmel, but firm evidence for a Roman military presence, however, remains elusive (Shotter 1995, 77; 2004, 67). A recent evaluation at

Fairfield (Greenlane Archaeology 2011; see *Section 3.3.20* below) recovered three sherds of what may be Roman pottery from a road surface, but these were not dated with certainty and may be medieval.

3.3.6 The *Historia de Sancto Cuthberto* records that “the land which is called Cartmel” and all its British population, which also incidentally suggests a well-established community there, was given to Saint Cuthbert around c688 AD by Ecgrith, who was King of Northumbria from 670 to 685 (Crowe 1984, 63-65; Dickinson 1991, 9). The Domesday Book of 1086 calls it “*Cherchebi*”, deriving from the Old English for church, rather than the Norse form “*kirk*”, which implies that a Northumbrian church existed on the site ahead of the Conquest, at which time it belonged to one Duann (Crowe 1984, 61, 65).

3.3.7 **Medieval Period (11<sup>th</sup> century AD – 16<sup>th</sup> century AD):** the earliest forms of the place-name ‘Cartmel’, which are largely recorded from the 12<sup>th</sup> century onward, probably derive from the Old English “*ceart*” and “*mel*” from the Old Norse word “*melr*” (Crowe 1984, 61) and broadly mean “sand bank by rocky ground” (Dickinson 1991, 9) and may originally have applied to the Grange area (Dickinson 1980, 7). That a parish church existed there is attested in The Furness Abbey Charters by ‘Willelmus, clericus de Kertmel’ c1135 and by ‘Uccheman, persona de Chertmel’ c1155 (Curwen 1920, 107). By 1168 the parish of Cartmel was a royal estate and in 1186 it was granted to the Marshall family, the Earls of Pembroke, by Henry II (Crowe 1984, 65). Much of the present village of Cartmel lies within the precinct of the Priory, which was founded with the legal permission of the future King John (who was at the time Count of Mortain) between August 1190 and 1196 by William Marshall, a wealthy and important Norman baron and Earl of Pembroke from 1189 to 1219, although the monastery may not have been established until 1202 (Dickinson 1980, 98; 1991, 10-11). The charter endowed the Priory “all my land of Cartmel” and a list of rights and privileges, which unusually included rights to iron mines (Dickinson 1980, 97; 1991, 10-11).

3.3.8 Unfortunately, it is not possible to get a detailed view of the possessions acquired by the Priory due to the loss of its archives, although it evidently received a number of further grants in the 13<sup>th</sup> and 14<sup>th</sup> century and eventually acquired a number of comparatively large farms (Dickinson 1991, 14-19). Its ecclesiastical wealth was valued at £46. 13s. 4d. in 1291 in the *Taxation of Pope Nicholas* (Dickinson 1980, 15). However, like much of the north of England, it was subject to raids by the Scots throughout the 14<sup>th</sup> century (Dickinson 1991, 29-30); the raids of 1316 and 1322 ‘wrought immense damage in the area’ and on the latter occasion the *Lanercost Chronicle* records that the Scottish raiders “*burnt the lands around the priory... and took away cattle and booty*” (Dickinson 1980, 13). The Priory was also affected by the Black Death, which may explain why, probably like many English monasteries, it is recorded as having fewer brethren than normal in 1381 (Dickinson 1980, 16). The defensive potential of the priory should not be overlooked (Hyde and Pevsner 2010, 268); the main priory gatehouse (gazetteer Site Number **15**) leading into the precinct was built around this time, between 1330 and 1340, and land surrounding the Priory was also enclosed by a precinct wall (gazetteer Site Number **2** and **6**) during the 14<sup>th</sup> century (Curwen 1920, 111). The gatehouse is the only remaining building associated with Cartmel Priory, although vestiges of other buildings are incorporated in later structures (e.g., gazetteer Site Numbers **8** and **9**). Elements of the precinct wall evidently survived in reasonable condition into the early 19<sup>th</sup> century. Probably the earliest plan showing the presumed and known elements of the priory and its precinct wall was produced by Ffoliott in 1854 (Plate 2). This map seems to have formed the basis for determining the position of various features associated with the Priory in later accounts (e.g., Dickinson 1981, 83), although the manner in which these structures were positively identified is uncertain.

3.3.9 In 1390 a papal mandate to the archbishop of York ordered an investigation of the prior of Cartmel, William, accused of simony in admitting canons to profession and of ‘too frequent visits to taverns’, to the extent that the monastery was falling into disrepair (Dickinson 1980, 13). This may have been the catalyst for a period of reputedly much needed reconstruction and restoration of the Priory, possibly begun in the final years of the 14<sup>th</sup> century (*ibid.*, 19); Hyde and Pevsner state, somewhat enigmatically, that ‘*something drastic* [emphasis added] made it necessary for the canons to rebuild their monastic precinct on the [north] side’ in approximately the mid-15<sup>th</sup> century (Hyde and Pevsner 2010, 267) and the surrounding lofty precinct wall is also suggested to have been largely rebuilt and partly re-sited in the 15<sup>th</sup> century (Dickinson 1980, 18). It has elsewhere been suggested that rebuilding was needed as a result of the devastation wrought by the Scottish raids, which perhaps burnt the Priory

buildings to the ground (Curwen 1920, 111-112), or else the relocation of the cloistral buildings became necessary out of consideration for the underlying geological properties of the respective sides of the church (Mitchell 1990, 45-46).

3.3.10 The small field to the north side of Priest Lane (immediately to the north of the Priory Church) is called “farmery” field (Figure 2), which Dickinson interprets as a reference to the old word for infirmary, which in this case would have provided treatment for the sick and infirm brethren (Dickinson 1980, 21; 1991, 109). Another suggestion for the origins of its name is that it derived from being near the Monastic Dairy (Women’s Institute Cartmel Branch 1928, 2). In either case, its layout can allegedly be determined from aerial photographs, which show that its main structure, most likely a large hall, with twin aisles and an open area at one end, ran north/south and it had a subsidiary block on its eastern side (Dickinson 1991, 109). The walling of the monastic precinct continues to the east and the area to the north, towards the beck, is low-lying and prone to flooding (Dickinson 1991, 109-110). The land between Farmery field and the beck to the west may have been gardens and orchards with fields to the north (Dickinson 1980, 21). The field immediately to the south-east of Fairfield Lodge formed part of the priory’s outer court, which would have housed the agricultural and industrial buildings essential to the priory’s economy, which potentially included barns, graneries, brewhouse, bakehouse, guesthouse, woolhouse, swinehouse, stables, mills, dovecots, tannery, and blacksmiths etcetera, and nowadays forms part of the Scheduled Monument area associated with the Priory (Scheduled Monument Number: 34796).

3.3.11 The value of the site of the Priory appears greatly diminished by 1535 when it was valued at £8. 16s. 8d. in a survey of English ecclesiastical revenue, the so-called *Valor Ecclesiasticus*, although it still received rents and similar income estimated at £91. 6s. 3d. net (Dickinson 1980, 15-16). Besides, Frith Hall grange was erected in the 16<sup>th</sup> century on the Leven Estuary where the Priory held fishing rights (Dickinson 1991, 16-17) and the valuation was raised to £212. 12s. 10½d., following protests by the priory that it had been undervalued, perhaps to avoid falling foul of the Act for the Suppression of the smaller English monasteries of 1536 (Curwen 1920, 113-114; Dickinson 1980, 21-22). It was to no avail - this Act began the Dissolution of the monasteries, which, despite violent protest, led to the Priory being dissolved between 1536-7 (Curwen 1920, 114; Wild and Howard-Davis 1999, 31); however, following the unusual decision ordered by Mr. Chancellor of the Duchy that it should ‘stand still’ as it served a *parochial* as well as monastic purpose, the Priory church was preserved as being the only place of worship available for its parishioners (Curwen 1920, 114; Dickinson 1980, 24). After the Dissolution the Priory’s assets became Crown property and ultimately became part of the Holker Hall estate (Dickinson 1991, 40), some of which now forms part of the Scheduled Monument area associated with the Priory (gazetteer Site Number 7).

3.3.12 The HER records additional medieval sites located nearby, including the cross, obelisk, and fish stones located in the Square some 90m to the south-west of the site (gazetteer Site Number 18) and a deer park 100m immediately to the west of the site (gazetteer Site Number 1) used to occupy the area of the modern racecourse and Cartmel Park and Cartmel Wood. A set of stocks was located at the main entrance to the churchyard, approximately 120m to the east of the cross, but no trace now remains (gazetteer Site Number 11).

3.3.13 **Post-medieval Period (16<sup>th</sup> century AD – present):** by the early 17<sup>th</sup> century the Preston family then at Holker owned much of the land formerly owned by the Priory and the church was further improved and refurbished under their benefaction (Curwen 1920, 115; Dickinson 1980, 25). Cromwellian soldiers stayed in the village on 1<sup>st</sup> October 1643, stabling their horses in the church after a minor battle in Furness (Dickinson 1985, 115). In 1660 came the re-establishment of Anglicanism and the church bells were re-cast in 1661 (Dickinson 1980, 25); as already outlined (see Section 3.2.4) local tradition holds that they were founded or cast in “Castle Meadows” (Women’s Institute Cartmel Branch 1928, 2), but this story has the air of myth about it.

3.3.14 A large Bellarmine-type (or *Bartmann*) jug was dug up in the garden of May Cottage, Cartmel, in the early 1960s (a general location point is given on the HER; gazetteer Site Number 3). Such vessels were imported in the 16<sup>th</sup> and 17<sup>th</sup> centuries from the Low Countries and were soon copied by London potters. In the South they were often buried with associated objects to ward off evil spirits, so-called ‘witch bottles’, but the Cartmel specimen was empty.

3.3.15 A smithy operated near to the current site at the north-east corner of Cavendish Street which can be seen on the 1890 Ordnance Survey map to the south of Wheelhouse Bridge (Plate 3).

3.3.16 There are six Listed Buildings of post-medieval date in the area recorded on the HER (gazetteer Site Numbers **10**, **12**, **13**, **14**, **17**, and **20**), although there are more within the study area as not all have HER numbers, including the summerhouse within Priory Gardens. A modern cast iron and wood constructed telephone call box, located near The Square, was previously Listed Grade II (gazetteer Site Number **16**), but it was delisted in 1994 and has since been removed. A circular well (gazetteer Site Number **19**) of unknown date is also recorded on the HER, which was uncovered below the floor of an 18th century building on The Square, some 65m to the south-west of the site, but it is said not to have appeared medieval.

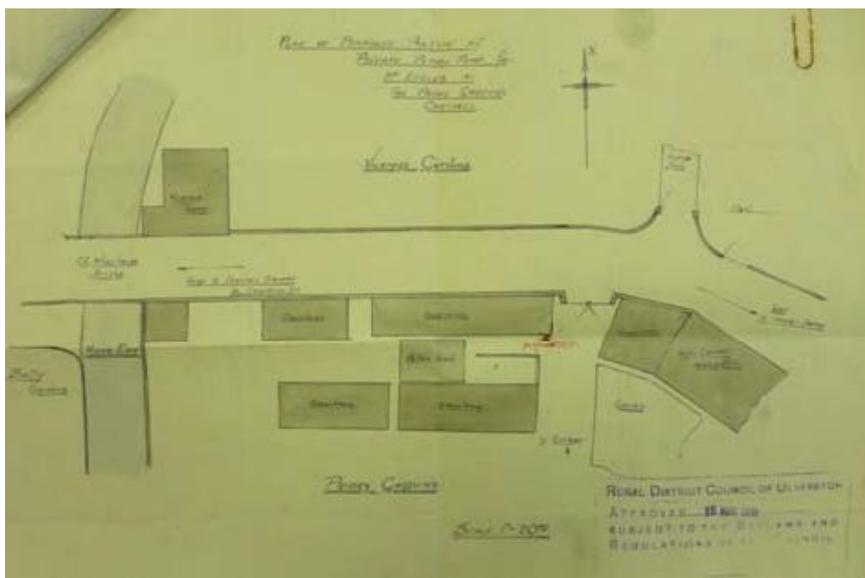
3.3.17 **Priory Gardens:** some history specific to the site can be ascertained, in part though information contained in the deeds provided by the client, but also through its connection to Priory House (immediately to the east), for which it originally formed the garden. Priory House is considered to be of 18<sup>th</sup> century origin (English Heritage 2007), although it is thought likely to have originally related to the medieval priory, perhaps serving as the prior's lodgings (Stephen Roe pers comm.) and its name and proximity to the priory church do suggest that this is possible. The available history of Priory Gardens only begins in the late 19<sup>th</sup> century, when it was conveyed, in 1897, from Thomas Orr and others to James Peddar (CRO(B) BDHJ/290/49 1897), following its sale at auction on May 4<sup>th</sup> of that year (CRO(B) BDHJ/290/48 1897). At this time Priory Gardens still formed the gardens for Priory House; the same document describes it as comprising '*Freehold messuage or dwelling house known as Priory House with the stable coach house yard and outbuildings... and the gardens and orchards behind*' (CRO(B) BDHJ/290/49 1897), and the auction sales particular marks the site (Plate 9). An undated document of late 19<sup>th</sup> or early 20<sup>th</sup> century date (CRO(B) BDHJ/290/51 n.d.) relates to attempts to sell or let the property, which is described as comprising '*Priory House, Cartmel, Grange over Sands. Containing Dining, Drawing and Morning Rooms, 4 Bedrooms, Dressing Room, good attics, Bathroom H & C., W.C., good kitchen, Scullery, Larder and the usual out offices, stable, Loose Boxes, Coach House, Garage, Orchard and Garden (3/4 of an acre).*'



**Plate 9: Plan from the conveyance of 1897 (CRO(B) BDHJ/290/49 1897)**

3.3.18 A list of later owners is given in Table 1, below, and information regarding owners and occupiers contained in the 1910 valuation is given in *Section 3.2.6* above. This appears to demonstrate that the Priory Gardens was retained with Priory House into the early 20<sup>th</sup> century. Some details of the later history of the site are also available in various documents. Three proposed alterations to the site were made in the 1930s, an outside toilet to the west of Priory House in 1932 (CRO(B) BSRDNL/3/899 1932; Plate 10), and two separate proposals for a petrol pump in 1938, immediately to the east of the greenhouses (CRO(B) BSRDNL/3/1529 1938; CRO(B) BSRDNL/3/1569 1938; Plate 11). It is not clear if the toilet still exists or was ever built, but the petrol pump remains on the site. Further proposed modifications were also made to the house at this time, including the addition of an oriel window

(CRO(B) Z/889 1933) and the conversion of a former barn into a shop and work room (CRO(B) Z/888 1932). It is evident that by this time the former garden was being used as a market garden, Priory House is described as a house, office and shop on the plans of 1938, and the range of greenhouses and a potting shed are shown. This coincides with the conveyance in 1929 to Arther Futer, a nurseryman or market gardener.



**Plate 10 (left): Proposed outside toilet (CRO(B) BSRDNL/3/899 1932)**

**Plate 11 (right): Proposed location of the petrol pump showing the neighbouring buildings (CRO(B) BSRDNL/3/1569)**

Date	Transaction	Parties	Land
22 <sup>nd</sup> July 1897	Indenture (conveyance)	(1) THOMAS ORR, (2) the said THOMAS ORR, (3) ANN JANE RAWLINSON and (4) JOHN BURROW (the vendors ?) (5) JAMES PEDDER (purchaser)	Priory House, Cartmel (being the current Priory House, Priory Gardens and Priory Barn sites)
12 <sup>th</sup> June 1925	Conveyance	(1) JAMES PEDDER (farmer) of Priory House, Cartmel (vendor); (2) LEONARD GILLESPIE SHALLCROSS (engineer) of 40 Harley Terrace, Gosforth, Northumberland (purchaser)	Priory House, Cartmel (being the current Priory House, Priory Gardens and Priory Barn sites) comprising Priory House, stables, garage, coach house, yard, outbuildings, the gardens and orchard
10 <sup>th</sup> April 1929	Conveyance	(1) LEONARD GILLESPIE SHALLCROSS (engineer) of 40 Harley Terrace, Gosforth, Northumberland (vendor); (2) ARTHUR FUTER (nurseryman) of The Cottage, North Lonsdale Nurseries, Cark (purchaser)	Priory House, Cartmel (being the current Priory House, Priory Gardens and Priory Barn sites) comprising Priory House, stable, garage, coach house, yard, outbuildings, the gardens and orchard

<b>Date</b>	<b>Transaction</b>	<b>Parties</b>	<b>Land</b>
13 <sup>th</sup> February 1932	Conveyance	(1) ARTHUR FUTER (market gardener) of Priory House Cartmel (vendor); (2) JOSEPH LOUIS ECCLES (gentleman) of Cannon Hey, Windermere (purchaser)	Priory House, Cartmel (being the current Priory House, Priory Gardens and Priory Barn sites) comprising Priory House, stable, garage, coach house, yard, outbuildings, the gardens and orchard
25 <sup>th</sup> April 1955	Conveyance	(1) JOSEPH LOUIS ECCLES (gentleman) formerly of Cannon Hey, Windermere and now of Broughton Hall, Cartmel (vendor); (2) RICHARD BRIAN PALLISTER WRIGHT (market gardener) and ELIZABETH ANN WRIGHT (wife) both of The Dairy, Kent's Bank, Grange Over Sands (purchasers)	Office building & store, five greenhouses, two potting sheds, one garage and one summer house and land comprising two fields (numbered 98 and 103 on the 1933 edition of Ordnance Survey maps with areas of 3.097 and 0.76 acres respectively)
8 <sup>th</sup> June 1955	Legal Charge	(1) RICHARD BRIAN PALLISTER WRIGHT (market gardener) and ELIZABETH ANN WRIGHT (wife) both of Priory Gardens, Cartmel (borrowers); (2) MIDLAND BANK LTD (lender)	Land and buildings known as Priory Gardens
13 <sup>th</sup> September 1957	Statutory Declaration	(1) JOSEPH LOUIS ECCLES of Broughton Hall, Cartmel (gentleman)	Claiming ownership of front garden to Priory House (being land immediately to the east of the Priory House)
17 <sup>th</sup> September 1957	Conveyance	(1) JOSEPH LOUIS ECCLES (gentleman) formerly of Cannon Hey, Windermere and now of Broughton Hall, Cartmel (vendor); (2) NORMAN MOTTRAM KERR (bookseller) of Ash Tree Cottage, Ashmount Road, Grange Over Sands (purchaser)	Priory House, Cartmel and what is now called Priory Barn, Cartmel
30 <sup>th</sup> May 1963	Mortgage	(1) RICHARD BRIAN PALLISTER WRIGHT and ELIZABETH ANN WRIGHT (2) ULVERSTON EQUITABLE BUILDING SOCIETY	Priory Gardens and other land
18 <sup>th</sup> December 1963	Conveyance	(1) RICHARD BRIAN PALLISTER WRIGHT (market gardener) and ELIZABETH ANN WRIGHT (his wife) formerly of The Dairy, Kent's Bank, Grange Over Sands and now of Priory Gardens, Cartmel (the vendors); (2) ULVERSTON EQUITABLE BUILDING SOCIETY (the mortgagor); (3) ARTHUR PICKUP BEST (a research chemist) of Fair Oak, Cardrons Road, Grange Over Sands, (the purchaser)	3.097 acres of land (being the field numbered 98 which is the field immediately north of Farmery field, Cartmel
3 <sup>rd</sup> October 1967	Legal charge	(1) RICHARD BRIAN PALLISTER WRIGHT and ELIZABETH ANN WRIGHT of Priory Gardens, Cartmel (the borrowers); (2) DISTRICT BANK LTD (the lender)	Priory Gardens plus two fields containing approx. 2.8 acres

Date	Transaction	Parties	Land
8 <sup>th</sup> April 1976	Legal charge	(1) RICHARD BRIAN PALLISTER WRIGHT (the borrower); (2) BARCLAYS BANK PLC (the lender)	-
16 <sup>th</sup> September 1980	Legal charge release	(1) RICHARD BRIAN PALLISTER WRIGHT (the borrower); (2) BARCLAYS BANK PLC (the lender)	-
17 <sup>th</sup> December 1980	Legal charge release	(1) RICHARD BRIAN PALLISTER WRIGHT and ELIZABETH ANN WRIGHT (the borrowers) (2) NATIONAL WESTMINSTER BANK LTD (the lender)	-
19 <sup>th</sup> December 1980	Conveyance	(1) ELISABETH ANN WRIGHT; (2) WENDY MARY ROWE and RICHARD BRIAN PALLISTER WRIGHT	-
19 <sup>th</sup> December 1980	Legal charge	(1) WENDY MARY ROWE and RICHARD BRIAN PALLISTER WRIGHT (the borrowers); (2) LIVERPOOL BUILDING SOCIETY (the lender)	-
28 <sup>th</sup> February 1990	Conveyance	(1) NORMAN MOTTRAM KERR (vendor) of Ash Tree Cottage, Ashmount Road, Grange Over Sands; (2) LESLIE SWART and MARY ANN SWART (wife) of 12 Thanet Street, London (purchasers)	-
16 <sup>th</sup> November 2011	Transfer	(1) WENDY MARY ROWE (vendor) (2) PETER STEPHEN ROE and JEANETTE ROE (purchasers)	Priory Gardens house & garden

**Table 1: Owners of Priory Gardens, taken from the deeds**

### 3.4 Previous Archaeological Work

3.4.1 Little is known about the precincts of smaller priories due to the limited number of excavations within their confines and the past concentration on cloistral buildings (Wild and Howard-Davis 1999, 34; 2000, 179). An archaeological evaluation carried out in April 1998 at Priory Gardens produced significant evidence of probably monastic activity at the site during the medieval period (LUAU 1998a) and the subsequent targeted excavation, which was carried out in August and September of the same year, revealed seven phases of activity from the site, including well-preserved multi-phase stonewalled structures; the earliest phases dated from the late 12<sup>th</sup> to late 14<sup>th</sup> centuries, with a lull in activity in the c15<sup>th</sup> century, and post-monastic features dating to the late post-medieval and modern usage of the site (LUAU 1998b; both the evaluation and excavation are summarised in Wild and Howard-Davis 1999, 31-32; 2000, 163, 177). A composite of the site plans and trench plans available for this earlier work is shown in Figure 4; unfortunately, the trench locations were only marked stylistically on the overall site plan in the original report and in subsequent publications (LUAU 1998a; Wild and Howard-Davis 2000) and discrepancies exist between the original base map used in the report, the site survey provided by the client, and the current Ordnance Survey data. For these reasons the locations of the trenches and extents of the features shown on Figure 4 should only be considered representative and might be found to differ on the ground. A large amount of iron-working debris was recorded, suggesting local iron ore deposits were being worked at a bloomery within the precinct, and evidence for copper alloy artefact production was also recovered, which would be typical of the sort of industrial activities carried out within the outer court of the Priory, i.e., beyond the area occupied solely by the canons (Wild and Howard-Davis 1999, 33-34; 2000, 177-179). Burials had already been discovered during the excavation of a

29.6m pipe trench in "Farmery Field" c30m to the east of Priory Gardens in 1983 (see Figure 2; note the trench location is approximated due to existing discrepancies in the base maps), which may have formed part of the lay cemetery, which it is suggested was in use until the mid-15<sup>th</sup> century (Wilson and Clare 1990; Dickinson 1980, 21).

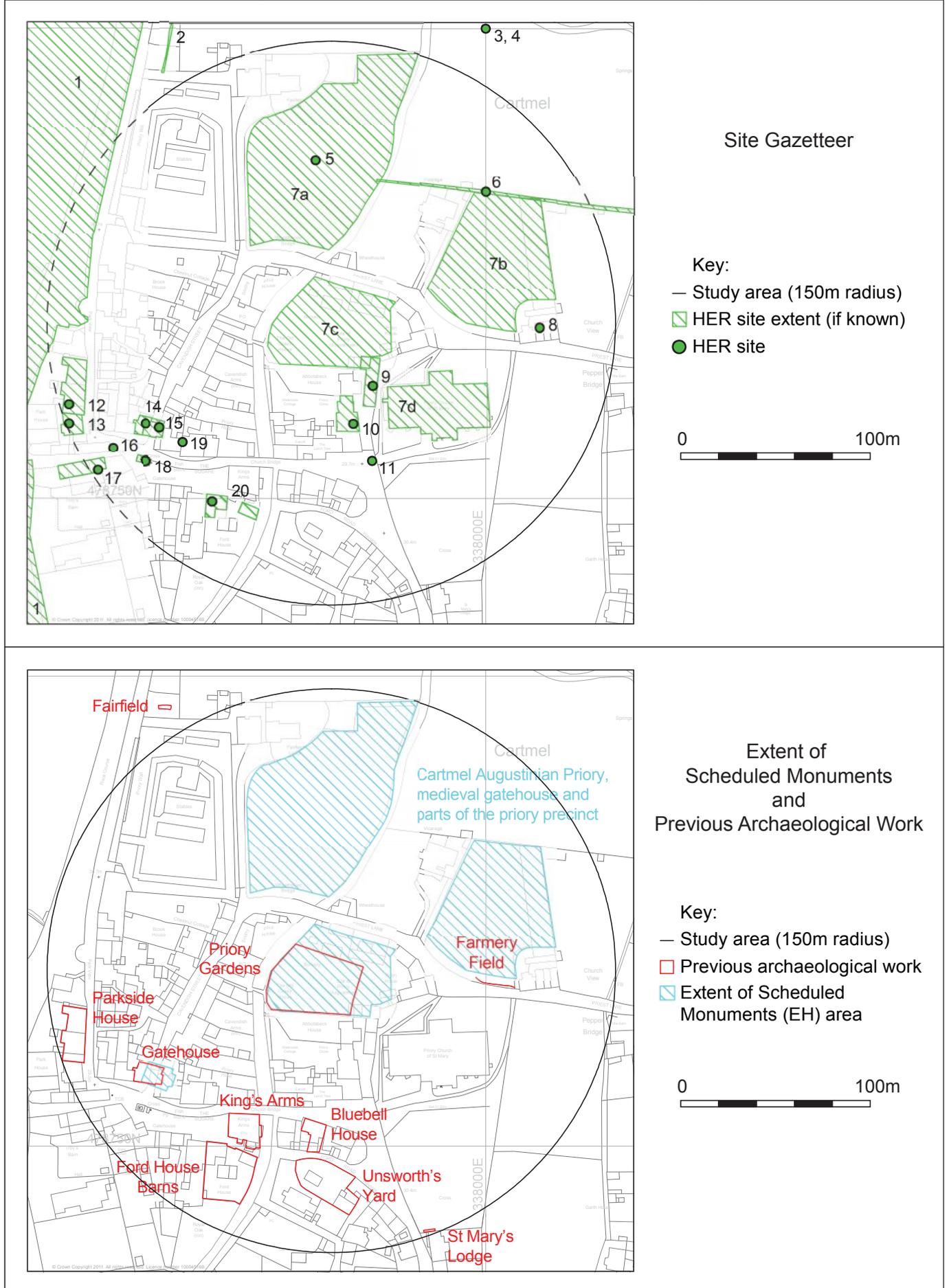
3.4.2 Other archaeological work carried out within the study area is recorded in the Cumbria HER (see Figure 2), which includes the following:

- Surface finds of post-medieval pot and residual human bone were found in the topsoil during the excavation of a foundation within the graveyard for underpinning St Mary's Lodge in 2002, but no other finds or features were recorded (Note with HER No. 2403);
- A Conservation Plan, which included a laser scanning survey and a public opinion survey, was carried out in 2003 for the future management and preservation of the 14<sup>th</sup> century Priory Gatehouse and attached late-17<sup>th</sup> or early-18<sup>th</sup> century Gatehouse Cottage (NAA 2004a; 2004b; 2004c; 2004d). The Gatehouse is one of only around a hundred monastic gatehouses in the country which survive complete and structurally unaltered, it is a Listed Building Grade II\*, and was donated to the National Trust in 1946 (*ibid*);
- An appraisal of the internal architectural features of the Grade II Listed Parkside House, formerly an alehouse known as The Nags Head and built in 1658, found that badly thought out alterations had reduced the historic quality of the building (JCA 2006);
- A photographic record of the Ford House Barns was produced in 2007 (JCA 2007);
- Excavation of trial trenches at Unsworth's Yard, Devonshire Square, in June 2007, revealed a number of post-medieval features, including a possible wall and an irregular cobbled surface, possibly a small enclosed yard or ephemeral garden structure, sewerage pipes, field drains, and rubbish pits (NPA 2007);
- In January and March 2012 Greenlane Archaeology carried out building recordings at Bluebell House and the Kings Arms (Greenlane Archaeology 2012a; 2012b). The earliest phase of building at Bluebell House comprised a two-unit house with two raised cruck trusses and a projecting staircase, which is likely to be of 17<sup>th</sup> century date. The building was probably extended to the rear in the 18<sup>th</sup> century and again in the late 19<sup>th</sup> or early 20<sup>th</sup> century, before being comprehensively modernised in the late 20<sup>th</sup> century. There are remarkably few early historical sources in which the Kings Arms can be identified, but a public house of that name is recorded by the mid-19<sup>th</sup> century. The earliest phase of the building likely comprised an early 18<sup>th</sup> century double-pile plan house, based on a comparison with similar structures and the form of some of the decorative features. The building was extended in the late 18<sup>th</sup> or early 19<sup>th</sup> century and further alterations were made from the early 20<sup>th</sup> century onwards, which have evidently caused considerable damage to the original fabric.

3.4.3 Just beyond the study area, to the north-west, an archaeological evaluation was carried out at Fairfield (Greenlane Archaeology 2011). A single trench approximately 6.8m in length and 2m wide was excavated at the site in October 2011 which revealed a road or area of hard standing, buried beneath a layer of subsoil (containing medieval and early post-medieval pottery) and topsoil. Fragments of at least medieval or potentially Roman pottery were recovered from the deposits making up the 'road' surface, but due to their much abraded condition it was not possible to date them with any certainty.

## 3.5 Other Relevant Information

3.5.1 The position of one below-ground service, a sewer pipe, is recorded, on a plan provided by United Utilities to the client, as running along the west side of the site parallel to the River Eea (see Figure 3) and there are two manhole covers serving this. Its impact on any archaeological remains is uncertain, but its installation is likely to have caused considerable damage. In addition, an electrical cable and water pipe are known to be present in the area adjacent to the gate from Priest Lane, approximately in the area between buildings 3 and 4 (Figure 3) (Stephen Roe pers comm.).



**Figure 2: Site gazetteer and extent of Scheduled Monuments and previous archaeological work within the study area**

Client: Stephen Roe

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After a 2011 survey by Spatial Data Limited on behalf of John Coward Architects, using the Ordnance Survey data as a base map.  
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**Schedule of Buildings at Priory Gardens, Cartmel (CRO(K) WDSO/185/9 1998)**

1. Greenhouse, now demolished, only low foundations visible.
2. Greenhouse, also demolished, foundations and dwarf walls approximately 3ft high.
3. Greenhouse replaced by more permanent building.
4. Timber hut still on site.
5. Greenhouse demolished, 4ft high base walls still on site.
6. Greenhouse in poor state of repair.
7. Smaller, more modern greenhouse on site of former greenhouse.
8. 5 no. cupressus planted as screen some years ago.
9. My house. "Priory Gardens"

- Y. Present area of garden to house: rocky, pond etc.
  - Z. Large old garage
- (\* not listed in the original schedule)



Client: Stephen Roe

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Figure 3: Site plan

After a 2011 survey by Spatial Data Limited on behalf of John Coward Architects; trench plans overlaid from LUAU (1998a) and Wild and Howard-Davis (2000; figs 1 to 3), using the Ordnance Survey data as a base map. © Crown Copyright 2011. All rights reserved. Licence number 100045169.

- Key:
- concrete, paving, etc.
  - low garden walls, etc.
  - ..... contours (at 0.25m intervals)
  - buildings

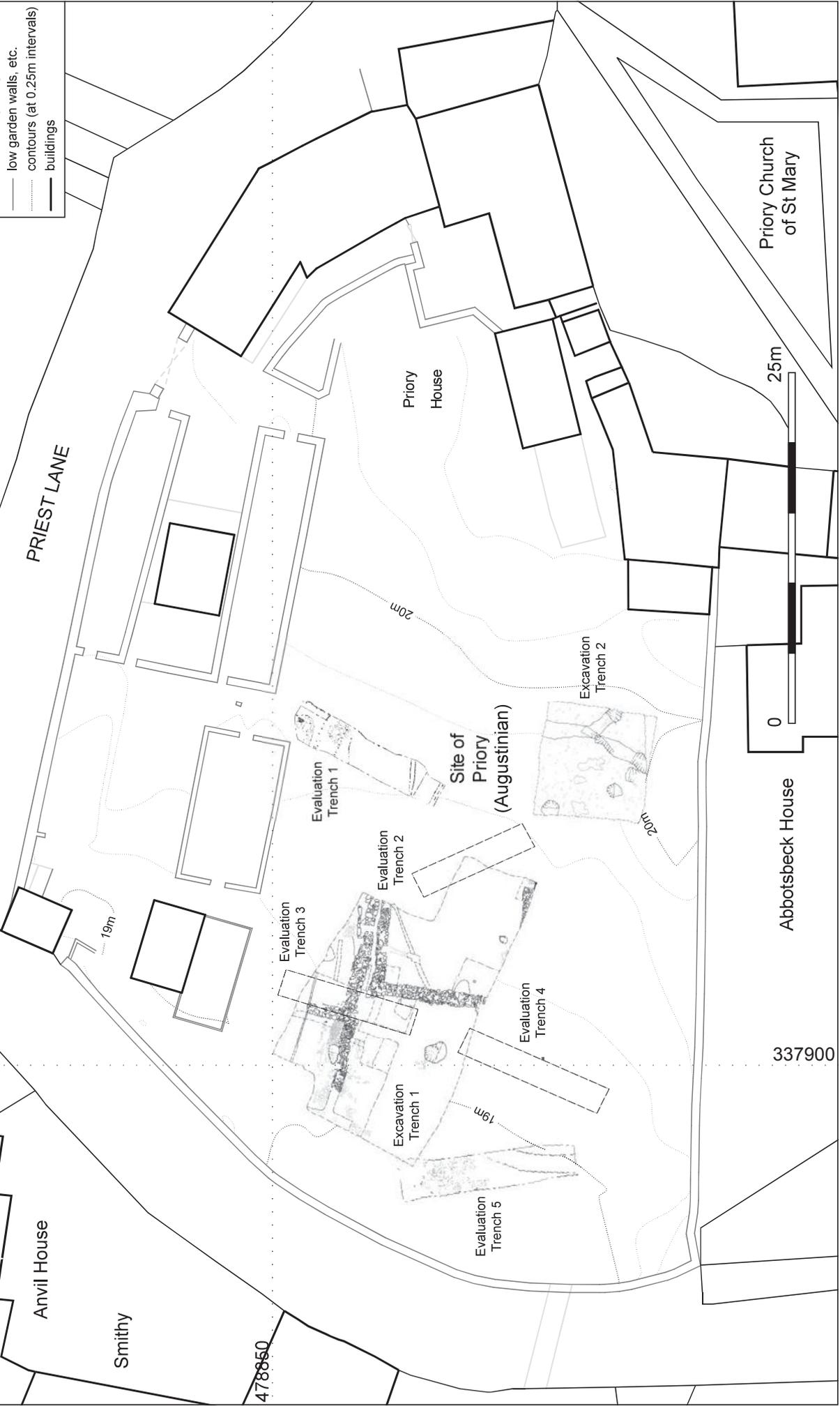


Figure 4: Previous archaeological work at the Priory Gardens site

## 3.6 Site visit

**3.6.1 Introduction:** a brief site visit was carried out in March 2012 in order to examine the current condition of the site and, in particular, assess the standing buildings present within it. This was primarily in order to identify how the development of the site recorded in the historical sources, particularly the map regression, fitted with the extant remains, but also to assess in general the likely impact later development on the site had had on any below-ground remains. In addition, any constraints to further archaeological work were also identified.

**3.6.2 Arrangement:** the site at present can be divided into two areas: the southern part, which makes up the bulk of the area and comprises a large area of lawn with trees, contained within a moderately-sized boundary wall, and the northern part, which is smaller and covered with the remains of several buildings or building platforms, including a small summerhouse (see Section 3.4.4 below), which is a Grade II Listed building, and is situated against a tall boundary wall running along Priest Lane. The east side of the site is bounded by Priory House and associated properties, including a detached brick-built garage, and the west side is bounded by the River Eea. A plan contained within the archive for the archaeological work carried out in 1998, provided by the previous owner, describes what all of the buildings in the northern part of the site are, as well as noting '*5 no. cupressus planted as a screen some years ago*' (CRO(K) WDSO/185/9 1998). This information has been added to Figure 3.

**3.6.3 Impact:** it is evident that the southern part of the site, which is undeveloped, is likely to have relatively well-preserved below-ground archaeological remains – as demonstrated by the previous excavation. Only the trees are likely to have had a significant impact; the five *cupressus* trees do not appear to still be present, although three trees, at least one of which appears to be willow, are in approximately the same location. The effect of the buildings on the north side is more varying. Two of them are clearly of 19<sup>th</sup> century origin: the summerhouse (Building 9) in the north corner, next to the river and adjoining the tall northern boundary wall, is clearly shown on Ffoliot's plan of 1854 (Plate 2). The larger rectangular building (Building 5) to the south-east is shown on the Ordnance Survey map of 1890 (Plate 3). Both are stone built, although only the summerhouse now stands to what is presumably its full height (it is two storeys, with a small room below and steps up to the upper floor; Plate 12), while the other has been truncated (Plate 13). It was clearly latterly used as the base for a greenhouse. The remaining buildings all appear to be 20<sup>th</sup> century in date, as shown by the mapping, with many only consisting of low walls or bases that originally supported greenhouses, although there is one timber building amongst these (marked 'Z' on Figure 3). While the latter, which is presumably a more light-weight structure, is perhaps unlikely to have had a significant impact on any below-ground remains, the earlier buildings will probably have more substantial footings and so are more likely to have. It is worth noting, however, the observation that was made during the work carried out in 1998 that '*medieval drains may have been exposed during excavations under the greenhouses... during the 1930s*' (Wild and Howard-Davies 2000, 179). Buried remains in that area may, therefore, be shallower than elsewhere, although the depth of excavation carried out at the time is not known, and the possibility of pipes having been excavated for heating systems must also be taken into consideration.

**3.6.4 Constraints:** apart from the standing buildings, the trees, and perhaps the potential for the site to flood due to the proximity of the River there are few obvious constraints to further archaeological work on the site. A single telecommunications cable runs approximately north/south across the centre of the site, but the location of below-ground services is not known.



**Plate 12 (left): Summerhouse (Building 9) in the north corner of the site**

**Plate 13 (right): Dwarf stone walls, remains of Building 5**

## 4. Discussion

### 4.1 Introduction

4.1.1 Discussion of the results of the desk-based assessment is intended to determine the archaeological significance and potential of any known remains (above or below ground) and the potential for any as yet unidentified remains being present. The system used to judge the significance of the remains identified within the development area, or those thought to have the potential to be present within the development area, is based on the criteria used to define Scheduled Monuments (DoE 1990, Annex 4; *Appendix 2*).

4.1.2 The site is in close proximity to Cartmel Church, which originally formed the priory church of Cartmel Priory, which was established in the late 12<sup>th</sup> century. Part of the site was subject to archaeological excavation in 1998, which revealed building remains thought to relate to the priory, although not the inner court, and including evidence for iron working (Wild and Howard-Davies 1999; 2000), and much of the area is now a Scheduled Monument, forming part of Scheduled Monument no. 34976. In addition, the summer house in the north corner of the site, against the boundary wall, is a Grade II Listed Building (English Heritage 2007).

### 4.2 Significance

4.2.1 The site lies almost entirely within the Scheduled Monument area of Cartmel Priory (No.34976), which forms part of HER site no. 2403 and as is therefore already deemed to be of national significance.

4.2.2 In addition, the summerhouse in the north corner of the site is Grade II listed and therefore also considered to be of at least regional importance.

### 4.3 Archaeological Potential

4.3.1 Cartmel Priory is medieval so there is a high potential for medieval and post-medieval remains being present within the site. Indeed, archaeological evaluation of the site and subsequent targeted excavation in 1998 produced significant evidence of probable monastic activity at the site during the medieval period (LUAU 1998a, 1998b), including well-preserved multi-phase stonewalled structures, as well as evidence for late post-medieval and modern usage of the site. Some of these structures were seen to extend outside the area of excavation and so are clearly more extensive and are likely to remain preserved in the areas that were not excavated. This is discussed in *Section 4.4* below.

4.3.2 The potential for as yet unidentified archaeological remains to be present is based on the known occurrence of such remains within the site (see *Section 3.4*). Where there are no remains known within the immediate vicinity the potential is based on the known occurrence within the wider local area, as discussed in *Section 3.3*. The degree of potential is examined by period and in each case the level of potential is expressed as low, medium, or high. The results are presented in Table 2 below:

Period	Present in study area?	Potential
Late Upper Palaeolithic	No	Low
Mesolithic	No	Low
Neolithic	No	Low
Bronze Age	No	Low
Iron Age	No	Low
Roman	Yes	Low
Early Medieval	No	Low
Medieval	Yes	High
Post-medieval	Yes	High

**Table 2: Degree of potential for unknown archaeological remains by period**

4.3.3 Clearly there is high potential for remains to be discovered dating from the medieval period onwards, with a lower possibility for earlier remains being present (see Table 2). However, the chance of encountering undisturbed archaeological deposits in the area which have already been targeted by previous archaeological work are likely to be limited (see *Section 4.4* below).

## 4.4 Disturbance

4.4.1 Although the west and south sides of the site in particular have seen little development (see *Section 3*), extensive archaeological work was carried out on this part of the site in 1998 (LUAU 1998a, 1998b). The area of previous work recorded on the HER shows the boundaries of the proposed development at the time (see Figure 2), but only a sample of this area was targeted for excavation (see Figure 4; *Section 3.4.1*). The methods of excavation and recording used at the time would continue to meet today's standards for archaeological evaluation (IfA 2008b) and the artefact retrieval rate is likely to have been fairly high within the areas targeted for excavation. By implication, the chances of encountering undisturbed archaeological deposits within the excavated areas are diminished, although there is still potential for this part of the site to contain artefacts from mixed deposits covering a variety of periods, chiefly from the early medieval period onwards. It is very likely that similarly undisturbed deposits to those which were exposed during the 1998 excavation will be encountered elsewhere within the Priory Gardens site, especially as a relatively thick layer of topsoil was present across the site protecting them. There has clearly been some disturbance on the north side of the site caused by the construction of buildings in this area in the 19<sup>th</sup> and early 20<sup>th</sup> century. Many of these are likely to have relatively shallow footings, comprising dwarf walls supporting greenhouses, but the others are likely to have had a more severe affect. In addition, the presence of a petrol pump would suggest a below-ground storage tank, although this was not shown on any of the plans, which would have had a substantial impact on the site. The sewer pipe running along the west side of the site and other services to the north will also have disturbed any below-ground archaeological remains, although the extent to which this would have happened is unclear.

## 4.5 Impact

4.5.1 It is very likely that any below-ground deposits of archaeological interest would be impacted upon by any development of the site, although this would depend on the scope of such work. Certainly anything that involved disturbance to deposits below the topsoil would be likely to affect significant archaeological remains. As it is also recorded that features assumed to be of archaeological interest were encountered beneath one of the greenhouses it is possible that deposits are much shallower in this area, or that excavation relating to the buildings on site has removed upper deposits, leaving earlier ones more exposed.

## 4.6 Recommendations

4.6.1 There is clearly a high potential for archaeological remains to be present within the site, particularly from the medieval period onwards. The areas which were targeted by fieldwork carried out by the Lancaster University Archaeology Unit in 1998 will be very disturbed, but the chances of encountering further structural remains and undisturbed deposits beyond the limits of this earlier work are very high depending on the extent to which the proposed development will disturb below ground remains. Further archaeological assessment is recommended in those areas that are likely to be disturbed by any further development to the site, although the scope of this will depend on the nature of development. Given that proposals are likely to involve the removal of the buildings and building footings on the north side of the site, additions to the summerhouse, and potentially planting of new trees, monitoring of all work of this kind through watching brief as a minimum would be recommended. In addition, the demolition or rebuilding of standing walls within or around the site would present the possibility for re-used worked stone from elements of the medieval priory to be revealed, and a record of these should be made.

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CRO(B) BSRDNL/3/1569, 1938 *Plans of Private Petrol Pump, Cartmel, Priory Gardens*

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### 5.3 Aerial Photographs

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CCC (Cumbria County Council), 1989 **SD 3778/A** and **SD 3778/B**

## Appendix 1: Site Gazetteer

**Site Number: 1****NGR:** SD 37300 78500**HER No:** 43700**Sources:** Cumbria Historic Landscape Characterisation Project**Designation:** None**Site Type:** Deer park**Description:** Site of a deer park, documented in 1770.**Period:** Medieval**Site Number: 2****NGR:** SD 37970 79030**HER No:** 16121**Sources:** Ordnance Survey 1851; Ordnance Survey 1913**Designation:** None**Site Type:** Wall**Description:** Cartmel priory walls [see Site Number 6].**Period:** Medieval**Site Number: 3****NGR:** SD 38000 79000**HER No:** 17755**Sources:** Marsh 1980**Designation:** None**Site Type:** Find spot**Description:** A large 'face jug' of the Bellarmine type (or *Bartmann* jug) dug up in the garden of May Cottage, Cartmel, in the early 1960s. Originally imported in the 16<sup>th</sup> and 17<sup>th</sup> centuries from the Low Countries they were soon copied by London potters. The burial of such bottles, with associated objects, occurs in southern England as a device to ward off evil spirits. The Cartmel specimen contained nothing, unlike these 'witch bottles'.**Period:** Post-medieval**Site Number: 4****NGR:** SD 38000 79000**HER No:** 18949**Sources:** Shotter 1986, 257; 1989, 43**Designation:** None**Site Type:** Find spot**Description:** The HER records that a silver coin of Constantine I was found in Cartmel, although its exact location is unknown. [Note that both the sources state the coin is copper alloy, such as bronze].**Period:** Roman

**Site Number: 5****NGR:** SD 37910 78930**HER No:** 2420**Sources:** Stockdale 1872, 25**Designation:** None**Site Type:** Earthwork

**Description:** Traditionally the site of a Roman camp immediately south-east of a house called Fairfield. According to Ordnance Survey the field contains a slight rise which does not appear artificial and there was no other evidence to support the theory.

**Period:** Roman

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**Site Number: 6****NGR:** SD 38000 78913**HER No:** 16122**Sources:** Ordnance Survey 1851; Ordnance Survey 1913;**Designation:** None**Site Type:** Wall**Description:** Cartmel priory walls [see Site Number 2].**Period:** Medieval

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**Site Number: 7****NGR:** SD 37910 78830**HER No:** 2403**Sources:** Baines 1836; Hyde and Pevsner 2010; Anon 1929, 329-330; Dickinson 1980; 1991; LUAU 1998a; 1998b; Stockdale 1872; Wild and Howard-Davis 1999; 2000; Wilson and Clare 1990**Designation:** EH Listed Building Number 76955; Scheduled Monument No. 34976**Site Type:** Priory

**Description:** An Augustinian Priory was founded at Cartmel around the year 1190 by William Marshall, later to become Earl of Pembroke and Regent of England and, though never particularly wealthy, developed over the course of the next three and a half centuries into a complex of some size and complexity. The first monks came from Bradenstoke Priory in Wiltshire and were Canons Regular of the Order of St Augustine. Major rebuilding took place during the 14<sup>th</sup> century. This included removal of the cloisters and refectory from the south side of the priory to the north, construction of the main priory gatehouse leading into the precinct between 1330-40, and the enclosure of land surrounding the priory by a precinct wall. The so-called 'Harrington Tomb', an elaborate chantry chapel commemorating Lord John Harrington (d. 1347), probably dates from this period (Dickinson 1985). During the dissolution the church was spared in its entirety since it also served as the parish church. In 1537 the priory was dissolved. The only other remaining building associated with the priory is the Grade II\* Listed gatehouse, which is also Scheduled [Site Number 15], and vestiges of other buildings are incorporated in later structures. The gatehouse is situated on the north side of the village square at the south end of Cavendish Street.

**Period:** Medieval

**Site Number: 8****NGR:** SD 38028 78841**HER No:** 5320 [part of Group Number 2403]**Sources:** Lesley Bird.**Designation:** None**Site Type:** Find spot**Description:** Medieval fragments, possibly from Cartmel Priory, are preserved in a garden wall [see Site Number 7].**Period:** Medieval

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**Site Number: 9****NGR:** SD 37940 78810**HER No:** 5313 [part of Group Number 2403]**Sources:** Lesley Bird**Designation:** EH Listed Building Number 77001**Site Type:** House**Description:** A corbel in the front elevation is thought to have come from Cartmel Priory [see Site Number 7]; Listed Grade II 17<sup>th</sup> century house, possibly on medieval foundations.**Period:** Medieval

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**Site Number: 10****NGR:** SD 37930 78790**HER No:** 24264 [part of Group Number 2403]**Sources:** HER**Designation:** EH Listed Building Number 76999**Site Type:** House**Description:** Priory Close House, situated in the courtyard facing the west end of Cartmel Priory, is a two-storeyed stone and roughcast Listed Grade II\* building of the 15<sup>th</sup> to 18<sup>th</sup> centuries. It has a gabled three-storey wing at the rear and a low, two-storeyed block slightly recessed to the right. The appearance of the front is mainly Georgian. The house is believed to be an early 17<sup>th</sup> century reconstruction of the medieval Prior's lodging and guesthouse. Outshut has segmental arch and bench with decorative panels and figure work said to come from pew in church.**Period:** Post-medieval

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**Site Number: 11****NGR:** SD 37940 78770**HER No:** 2430**Sources:** Ordnance Survey 1851; Painting in Priory Church Vestry, Cartmel**Designation:** None**Site Type:** Site of stocks**Description:** An old painting in the vestry shows a set of stocks at the main entrance to the churchyard. They are also shown on a 1<sup>st</sup> Edition Ordnance Survey Map, but no traces remain now.**Period:** Medieval

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**Site Number: 12****NGR:** SD 37780 78800**HER No:** 24258**Sources:** John Coward Architects 2006**Designation:** EH Listed Building Number 76994**Site Type:** House

**Description:** Parkside House was formerly an ale house known as The Nags Head; Listed Grade II house and barn, now a gallery. A datestone above the front door reads 'IBE/1658'. In the early 20<sup>th</sup> century it was owned by the Teasdale family who are believed to have owned all the properties on the west side of Park View. An appraisal of the internal architectural features in 2006 found that the property had been subjected to many changes over the years, and in recent times the architectural and historic quality of the building had been significantly eroded with badly thought out alterations and poorly chosen fitted furnishings, decorations and finishes (John Coward Architects 2006).

**Period:** Post-medieval**Site Number: 13****NGR:** SD 37780 78790**HER No:** 24257**Sources:** John Coward Architects 2006**Designation:** EH Listed Building Number 76993**Site Type:** House

**Description:** Park House is believed to have been built around 1590; the current building is probably 17<sup>th</sup> or early 18<sup>th</sup> century. In the early 20<sup>th</sup> century it was owned by the Teasdale family who are believed to have owned all the properties on the west side of Park View (John Coward Architects 2006).

**Period:** Post-medieval**Site Number: 14****NGR:** SD 37820 78790**HER No:** 40759**Sources:** NAA 2004a**Designation:** EH Listed Building Number 77006**Site Type:** House

**Description:** Gatehouse Cottage comprises a three-storey building constructed of roughly coursed limestone and covered in roughcast render. It is orientated north to south and is a single bay deep, although divided internally by partition walling. It measures internally 7.2m by 3.80m with the west wall of the Priory Gatehouse [see Site Number **15**] forming its east wall. The foundation of the building probably dates to the late-17<sup>th</sup> or early-18<sup>th</sup> century although the roof has been modified in the 19<sup>th</sup> century to incorporate an additional storey. There appears to have been an attempt at this time to unify the front elevation of the cottage with Market Cross Cottage (formerly Bank Court) [see Listed Building SMR Number 24270] to the west. This may have been in the 1860s or 1870s by James Field who took over ownership of both properties and opened a grocer and ironmonger's shop (NAA 2004a, 32-3).

**Period:** Post-medieval

**Site Number: 15****NGR:** SD 37827 78788**HER No:** 4710 [part of Group Number 2403]**Sources:** Clare 1980, 127; Hyde and Pevsner 2010; NAA 2004a; 2004b; 2004c; 2004d; Anon 1929, 329-330**Designation:** EH Listed Building Number 77006; Scheduled Monument 34976**Site Type:** Gatehouse

**Description:** The only remaining building associated with Cartmel Priory [see Site Number 7], it is a 14<sup>th</sup> century Listed Grade II\* structure with a high archway and two long windows of ogee lights high up. The gable side has a stepped 17<sup>th</sup> century window. The interior room is reached by a stone spiral staircase. The first floor room is heated by a large fireplace. The broad chronological history of the gatehouse is summarised thusly: Medieval to Reformation (1300-1536 AD): construction; Post Reformation (1536-1624): gatehouse used as a Court House with associated alterations [although no documentary evidence exists for this]; Early 17<sup>th</sup> to late 18<sup>th</sup> century (1624-1790): conversions of the gatehouse for use as a school house [with possible new roof], and construction of the attached Gatehouse Cottage [see Site Number 15]; Late 18<sup>th</sup> to early 20<sup>th</sup> century (1790-1920): conversion of the gatehouse for use as a shop, dwelling and store, plus partial abandonment; Early 20<sup>th</sup> century (1920-1946): gatehouse bought and restored by local solicitor [Reuben] O'Neill Pearson and converted into a Heritage Museum; 20<sup>th</sup> century (1946- ): gatehouse and Gatehouse Cottage donated to the National Trust and leased to the Cartmel Village Society, several alterations and restorations including a new roof in the 1960s (NAA 2004a, 10; 12; 23).

**Period:** Medieval**Site Number: 16****NGR:** SD 37803 78777**HER No:** 43365**Sources:** Previously Grade II Listed, but delisted in 1994; now removed.**Designation:** None**Site Type:** Site of vintage telephone box, now removed.

**Description:** K6-type telephone call box, probably dating from between 1936 and 1939, by Sir Giles G. Scott. Cast iron and wood constructed tall kiosk; square on plan, with sail vault. Front and return faces have raised panels; front door panels are glazed, with iron glazing bars; the door is wooden, with (replacement) plastic glazing. Top glass panels have the lettering: 'TELEPHONE', and have relief crowns above.

**Period:** Modern**Site Number: 17****NGR:** SD 37795 78765**HER No:** 40365**Sources:** Ordnance Survey 1851**Designation:** None**Site Type:** Barn

**Description:** Stone-built barn attached to Old Barn Cottage (Listed Building SMR Number 24287) on Park Lane, Cartmel, shown on the first edition Ordnance Survey map of 1851. Cart doors extant although now seemingly disused. The western end of the barn is used as a shop and sky lights were added at some point.

**Period:** Post-medieval

**Site Number: 18****NGR:** SD 37820 78770**HER No:** 2404**Sources:** HER**Designation:** EH Listed Building Number 77002**Site Type:** Cross, obelisk, and fish stones

**Description:** A cross is shown on Hogenbergins Map of 1577, but this has been replaced by an obelisk which is probably 18<sup>th</sup> or 19<sup>th</sup> century. It is square in section, slightly tapering, and with a pyramidal top. It stands on a pedestal of indeterminate date consisting of three stone slab steps. Immediately to the east of the obelisk are fish stones in the form of a table 3.7m long, 0.75m wide, 0.8m long. The table is formed by two limestone slabs supported on three upright stones. One of the slabs is cracked. No evidence for dating.

**Period:** Medieval

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**Site Number: 19****NGR:** SD 37840 78780**HER No:** 16773**Sources:** L Hopkins pers comm. Jan 1993**Designation:** None**Site Type:** Well

**Description:** A circular well, partially capped by a large rough-hewn limestone slab and an additional piece of flagging, was uncovered during building works about 0.3m below present floor level. This did not appear to be its original height; it probably was lowered when the present 18<sup>th</sup> century building was erected. The well was approximately 1.20m in diameter and 2m deep. Its construction did not appear Medieval and associations with Cartmel Priory seem doubtful.

**Period:** Unknown

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**Site Number: 20****NGR:** SD 37860 78740**HER No:** 24281**Sources:** John Coward Architects 2007**Designation:** EH Listed Building Number 77016**Site Type:** House

**Description:** Listed Grade II house, probably 18<sup>th</sup> century; a photographic record of the barn was made in 2007, possibly ahead of its conversion.

**Period:** Post-medieval

## Appendix 2: Significance Criteria

After DoE 1990, Annex 4: '*Secretary of State's Criteria for Scheduling Ancient Monuments*'

- i) *Period*: all types of monuments that characterise a category or period should be considered for preservation;
- ii) *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context;
- iii) *Documentation*: the significance of a monument may be enhanced by the existence of record of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records;
- iv) *Group Value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group;
- v) *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features;
- vi) *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection which scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed historic buildings;
- vii) *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute;
- viii) *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.